

***Village of Barrington
Plan Commission
Minutes***

Date: September 23, 2003

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chair
Curt Larsen, Vice Chair
Bhagwant Sidhu
Harry Burroughs
Steve Mack

Staff Members: Keith Sbiral, Senior Planner

Call to Order

Ms. Bush called the meeting to order at 7:05 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, present; Harry Burroughs, present; Steve Mack, present; John Rometty, absent; Steve Morrissey, absent.

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the petitions and the procedure.

New Business

PC 03-01 Amendmetn to the Village of Barrington Comprehensive Plan and Village Center Master Plan – Public Meeting.

Ms. Bush noted that the Plan Commission is reviewing the proposed Comprehensive Plan amendments and that a recommendation will be sent to the Board of Trustees prior to the Public Hearing which is scheduled for October 13, 2003.

Mr. Sbiral outlined the proposed modifications to the Comprehensive Plan and noted that the modifications were developed through a series of Planning, Zoning, and Economic Development committee meetings. He noted that the amendments are really in two different categories. The first set of amendments relates to incorporating Resolution 01-2700 (TAC Resolution) into the Comprehensive Plan and the second set of amendments relates to modifying permitted densities in Special Planning area One and Twenty-eight.

Mr. Sbiral gave the staff report outlining each amendment specifically.

Mr. Larsen stated that he has no problem with the TAC amendments and would like to separate them from the density amendments.

Mr. Burroughs stated that he believes the Traffic Advisory Committee went the wrong direction and that they should have come up with some firm difficult conclusions.

Mr. Larsen made a motion to recommend the Board of Trustees approve the modifications to the Comprehensive Plan and the Village Center Master Plan to incorporate the language presented in the Staff Report relative to Resolution #01-2700 (TAC Resolution). Mr. Mack seconded the motion.

A roll call vote noted the following:

Sidhu – yes
Burroughs – yes
Mack – yes
Larsen – yes
Bush – yes
Motion carries 5 – 0.

The Commission discussed the modification to densities in Special Planning Areas One and Twenty-Eight.

Mr. Larsen noted that the Village spent thousands of dollars and thousands of hours of staff and resident time to discuss overall design and planning for the Village when the Comprehensive Plan and Village Center Master Plan were developed only a few years ago. He stated that a major portion of that planning included a residential component. The residential component of the plan was a key part of a focused economic development strategy to work toward rejuvenation of the downtown.

Mr. Larsen went on to note that since the last election there has been a negative anti-development agenda from a few elected officials that is destructive to long term goals. He noted that the Planning, Zoning, and Economic Development Committee meets in the morning, a time inconvenient to Business owners, which results in minimal attendance at the meetings. He noted that even Plan Commissioners are unable to attend the PZED meetings. Mr. Larsen noted that a key factor in any development is residential. He stated that the elimination of residential development from the Comprehensive Plan takes most developments completely out of the picture.

Mr. Larsen suggested that PZED talk to developers. He stated that if they did, they would realize why developers do not want to venture into Barrington any longer. He questioned if the members of the PZED Committed seriously reviewed the ramifications that the amendments would have economically on potential developments. He suggested looking at the downtown core in Naperville, which is a very viable community. He noted the abundance of restaurants and activity at night from residents. He compared that activity to Barrington which he noted wraps up most activity by six p.m.

Mr. Larsen continued by stating that there is no walking traffic in Barrington, only driving traffic which is another stake driven into Barrington's economic vitality. He noted that this is a very important issue that he hopes the Board will take a very serious second look at prior to approving these amendments. He noted that the Board should look at what John LaMont has done in the past and realize that the change in administration has made Barrington go downhill.

Mr. Burroughs noted that he agrees with Mr. Larsen and he thought Barrington had a vision to gain vitality in the downtown center. He noted that someone is determined to change that goal and that these modifications are an overreaction.

Ms. Sidhu stated that she too, agrees with Mr. Larsen. She stated that many people including herself worked very hard on the Comprehensive Plan and the goals in it. She stated that most important thing we need is more foot traffic and suggested that the PZED Committee contact the American Planning Association and research the many studies and volumes that have been written on the economic development goals and strategies.

Mr. Mack stated that PZED should meet at a time when people can come to the meetings. He noted that when PZED meets he has already worked for several hours and is unable to attend.

Mr. Larsen stated that one of the things that makes Barrington appealing to day is the hard work of the Village Center Redevelopment Commission.

Ms. Bush asked why the Village would ever want to close a door to a potential project without first reviewing it.

Mr. Larsen made a motion to recommend the Board of Trustees not approve the elimination of residential in the two special planning areas and not approve the amendments relative to density for either the Comprehensive Plan or the Village Center Master Plan. The motion was seconded by Ms. Sidhu.

A roll call vote noted the following:

Sidhu – yes
Burroughs – yes
Mack – yes
Larsen – yes
Bush – yes
Motion carries 5 – 0.

Adjournment

Mr. Mack moved to adjourn the meeting. Ms. Sidhu seconded the motion. Voice vote recorded all Ayes. The motion carried. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Keith Sbiral, Senior Planner

Anna Bush, Chairperson
Plan Commission